

BOOK 25/ PAGE 315

150487

CLARK COUNTY TITLE

SEP 23 3 15 PM '03

*Amos*

J.M.C.

AFTER RECORDING MAIL TO:  
171 Panda Rd.  
Washougal, WA 98671

REAL ESTATE EXCISE TAX

N/A

SEP 29 2003

PAID *SEWARD* (192800120-98)

*Wendy Woodward, Esq.*

SKAMANIA COUNTY TREASURER

Filed for Record at Request of  
Clark County Title Company

Escrow Number: 5340684

88844DB

(FULFILLMENT)

Statutory Warranty Deed

Abbreviated Legal: LOT , BLOCK #201 SEC 30 T2N R5EW

Full Legal Description on page(s): 2

THE GRANTOR WILLIAM L. NIDICK AND DIANA L. NIDICK, HUSBAND AND WIFE

for and in consideration of IN FULFILLMENT OF A REAL ESTATE CONTRACT  
in hand paid, conveys and warrants to CHRISTOPHER FULLER, A SINGLE MAN

the following described real estate, situated in the County of Skamania ; State of Washington:  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Lot 4 of Safe Short Plat No. 2  
Book 2, page 218

Assessor's Tax Parcel Number(s):

02-05-30-0-0-0201-00

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated January 13, 1998, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. Recorded in Book 172, page 573

Real Estate Excise Tax was paid on this sale or stamped exempt on Jan. 20, 1998, Rec. No. 19258

Dated this 13 day of January, 1998

By *William L. Nidick*  
WILLIAM L. NIDICK

By *Diana L. Nidick*  
DIANA L. NIDICK

By \_\_\_\_\_ By \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF CLARK ) SS

I certify that I know or have satisfactory evidence that WILLIAM L. NIDICK  
DIANA L. NIDICK

are the persons who appeared before me, and said person s acknowledged that they  
signed this instrument and acknowledge it to be their free and voluntary act for the uses and  
purposes mentioned in this instrument.

Dated: 1-16-98

*Beth M. Woodward*

BETH M. WOODWARD  
Notary Public in and for the State of WASHINGTON  
Residing at VANCOUVER  
My appointment expires: 1-26-2000

EXHIBIT "A"

Lot 4 of S.A.F.E. Short Plat No. 2, recorded in Book 2 of Short Plats, page 218, under Auditor's File No. 92583, being a portion of the Northwest quarter of the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

SUBJECT TO AND TOGETHER WITH a 60 foot easement for ingress, egress and utilities over and across the following described property, the centerline of which is described as follows:

That portion of the Northwest quarter of the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington, described as follows:

BEGINNING at the Southwest corner of the Northwest quarter of the Northeast quarter of said Section; thence along the West line thereof North  $00^{\circ}17'08''$  East 168.84 feet to the Southwest corner of the land being purchased by Ronald Cummings, et ux, under contract recorded under Auditor's File No. 75269, records of said County; thence along the South line thereof, South  $89^{\circ}42'54''$  East 679 feet to the Southeast corner of said Cummings tract and the True Point of Beginning of said centerline description; thence North along the East line thereof North  $00^{\circ}17'06''$  East 820.22 feet, more or less, to a point on the Southerly right of way line of the Bonneville Power Administration and the terminus of said centerline description.